



MASTER DEVELOPMENT PLAN APPLICATION

Fee: \$2000

Lincoln County Planning Department
PO Box 329/#1 Main Street
Pioche, Nevada 89043
Phone: 775-962-5345
Fax: 775-962-5347

APPLICANT INFORMATION:

Applicant(s) Name: _____ Phone: _____

Mailing Address: _____ State: _____ Zip: _____

Fax: _____ Cell Phone: _____

E-Mail Address: _____ Alt Phone: _____

Owner (s) Name: _____

Owner (s) Name: _____

Ownership Verification: _____ Assessors signature: _____

PROPERTY INFORMATION:

Parcel(s) APN: _____

Location of parcel: _____ Closest intersection: _____

Site Address: _____

Total Acreage of Project: _____ Proposed residential units: _____

Current Zoning: _____ Master Plan Designation: _____

Water provider: _____ Fire District: _____

Power: _____ Communications: _____

Zoning Overlays: _____ FEMA: _____

Planning Office Use Only:

Pre-Application Conference Date _____ *Application submittal date:* _____

Date Application determined Complete _____ *Planning File Number:* _____

Date Agreement Recorded: _____ *Recording Document Number:* _____

Receipt # _____ *Amount paid \$* _____

Required Information

- Copy of Assessor's plat(s) for your parcel
- List of owner/addresses of all parcels within 300 feet **and** a minimum of 30 parcel addresses (including 300 ft parcels) must include a map showing affected parcels.
- Copy of Deed/Easement map
- Tax letter (Proof of taxes paid)
- Proposed Master Development Map
- Deviations requested from Title 14 (Toquop Township PUD Ordinance)
- Design standards Handbook (if submitted)
- A legal description of subject Parcel(s)
- Supporting documents, pictures, maps, letter describing or showing why you are making this request. (see submittal requirements)
- Photographs of area from at least 12 vantage points, labeled with orientation
- Statement of findings for consistency with master plan
- Vicinity Map for area
- Electronic Files included for all maps, documents, reports on CD/DVD
- Affidavit of Ownership
- 20 copies of all documents, 20 copies of 24" X 32" maps, 20 copies of 11" X 17" maps

Review Procedures

1. Pre-application meetings are required for all master development plan applications. Fees must be paid prior to the second meeting with an applicant.
2. Once submitted the proposed master development plan will be reviewed for a period of 30 days by staff for completeness and content. A written response will be provided to the applicant outlining inadequacies.
3. Applicants will have 30 days to provide responses to the staff review.
4. After application materials have been re-submitted or the county and the applicant agree to move forward with application, a public hearing will be scheduled for the Lincoln County Planning Commission. A staff report will be provided with a recommendation to the Planning Commission.
5. A preliminary meeting to discuss the project will be scheduled for the planning commission.
6. The Planning Commission will review the development agreement and make its recommendation to the Board of County Commissioners at a 2nd meeting. The planning commission may request review by planning consultant prior to hearing.
7. Lincoln County Board of Commissioners will take final action on a master development plan. This application must be adopted by ordinance which requires at least two BCC meeting dates.

Fees: The \$2000.00 pre-application fee includes preliminary review of applicant(s) materials and review comments provided to the applicant. Fees are non-refundable. Lincoln County reserves the right to hire consulting services and/or require interim funding from applicants to assist in the review of application materials. Any such additional fees will be agreed upon by both Lincoln County and the applicant. These costs will be based on reimbursement requests from the county to the applicant.

Note: When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. Inaction on an incomplete application will be grounds for denial. A hearing date will be scheduled only after the draft master development plan has been reviewed and approved as to form by the Planning Department and the District Attorney.

SUBMITTAL REQUIREMENTS-Master Development Plan

1. For any planned unit development to be developed in multiple phases/or with multiple developers a conceptual map/PUD will be required for review prior to signing of a development agreement (if not already included with the development agreement) and prior to the submission of the first tentative PUD proposal or land division. **The application submittal requirements for Master Development Plan are listed below in italics.**
2. Variations of this approval for standards may be approved by the Planning Director for up to 10% of density and area allocations allowed in the Master Development Plan. Modifications greater than 10% will require a full review under this and other applicable sections.
3. The Master Development Plan plan shall include findings provided by the applicant to satisfy the following expectations:
 - a. Is compatible and harmonious with adjacent existing land uses and potential surrounding development areas.
 - b. Protects the general prosperity, health, safety and welfare of the community.
 - c. Demonstrates a proportional provision of public services, utilities and infrastructure based on potential build out of parent parcel.
 - d. Describes how the proposed development will be designed and operate in conjunction with the overall Toquop Area.
 - e. Avoids premature or inappropriate development.
 - f. Provides adequate infrastructure, public facilities, interim funding and public services as required in the Development Agreement.
 - g. Ensures an orderly and creative arrangement of land uses, including hillside areas, compatible with the village type proposed, that may include a variety of housing types, commercial services, employment and recreational opportunities, and common open space areas for recreational purposes, or any combination thereof, designed to achieve a balanced integration of economic, housing, and recreational opportunities within the overall planning area.

14-4-2: TENTATIVE PUD PLAN SUBMITTAL:

Submittal of a master development plan application will require the applicant to disclose and include the following:

- A. Justification Letter: Letter addressing the request to vary to current zoning district (s)of the area and to allow a Planned Unit Development.
- B. A statement of the purpose and objectives of the PUD. Overview of setting and existing conditions and why land use conditions justify a PUD.
- C. In the case of a plan which proposes the development of a planned unit development in multiple sections, or over a period of years, a schedule of proposed times for the submittal of final plans for each section shall be provided.
- D. Land Use Plan: Type, density, and proposed land uses of the land to be developed (including a computation table showing all proposed land use allocations in acres and percent of total site area) and proposed allocations of land use expressed as a percentage of the total area and in acres. This land use plan will outline general land uses that are proposed major roadway alignment and trails Uses to be indicated include:
 - 1. Arterial, collector, local public and private streets.
 - 2. Open space (public and private).
 - 3. Parks, Trails and Plan per section and recreation facilities
 - 4. Pedestrian accessways and trails
 - 5. Residential subdivisions
 - 6. A stratification of residential uses in terms of single-family detached units, patio homes, townhouses, garden apartments, etc.
 - 7. Commercial Districts- ratio to other uses. Number of proposed units for commercial districts.
 - 8. Industrial Uses (if appropriate) – shall be reviewed through a special use permit.
 - 9. Other public use areas, including schools, golf courses and utilities.
 - 10.Public emergency infrastructure facilities.
 - 11.Golf/Resort/Casino Districts and acreages.
- E. The ratio of residential to nonresidential use.
- F. Legal: Location, size, property boundaries, and legal description of parcel (indicating gross area).
- G. Name and Address: Name and address of record of owner, architect, engineer, surveyor, planner and contractor known at the time of filing.
- H. Drawings: Minimum twenty four inch by thirty six inch (24" x 36") drawings providing date, north arrow and scale (a scale of not less than 1 inch equals 20 feet.)

- I. All maps and documents are to be furnished in a digital format acceptable to Lincoln County for conceptual, tentative and final maps.
- J. Vicinity Map: A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2,000').
- K. Location Map: Map showing surrounding land uses and traffic circulation patterns.
- L. Site Conditions: An analysis of the existing site conditions which indicates topographic contours with intervals of no more than two feet (2'), to a distance of one hundred feet (100') beyond the property boundary, location and extent of major vegetative cover (if any), grade considerations, existing drainage and flood patterns and special flood hazard zones, areas of fissuring and/or subsidence.
- M. Aesthetics: Approximate height, bulk, and location of all buildings and other structures as well as architectural features and exterior materials planned.
- N. Reports: Technical reports including the following:
 - 1. Water supply report indicating the quantity of water demanded during, and after, its construction, estimated by applying a demand factor established by the provider of water service, or an equivalent calculation, to the number of units that will be created, and the gross acreage that will be occupied by the project. Water consumption by irrigation, commercial use and industrial operation water use of the PUD must also be described. Water plans will include reservoirs as needed for supply and emergency storage.
 - 2. A conservation plan for water must be attached describing the measures to be utilized to maximize the use and re-use of water resources. Report must be accompanied by a statement from the Lincoln County Water District or other approved water purveyor verifying an adequate supply of water for the project. Water treatment overview with proposed treatment, methods and operations will be discussed. A plan for water distribution and delivery shall also be provided outlining how water will be distributed to the entire Toquop Area and within the subject area. Any proposed split piping systems need to be outlined with this point.
 - 3. Wastewater treatment report indicating the quantity of sewage effluent generated, estimated by applying a sewage generation factor established by the provider of sewer service, or an equivalent calculation, to the number of units or area of indoor floor space that will be created. If there is no provider of sewer service available, submittal of a plan for this service to be provided is required. Average daily flows from all proposed land uses will be provided. If transitional treatment systems are proposed, then those benchmarks will be outlined to build out of area. Service plans will be provided by the applicant for interim and long term service. Water reclamation methods and water quality measures will be provided.
 - 4. Geotechnical report outlining major geological conditions on the site including, soils report, fault zones and other hazard areas as related to the proposed development. The report will delineate proposed impact mitigation measures considered by the applicant to be adequate to alleviate adverse geologic hazards and adverse subsurface soil and ground water. Report should specifically address extent and nature of any existing and proposed fill on the site, extent of new fill

and compaction measures proposed, stability of existing and re-contoured sloping ground, suitability of the land (or re-contoured land where earthworks are proposed) for the foundations of buildings, roads and services, in terms of strength and settlement, and details of any earth-retaining structures proposed as part of the subdivision

5. Fire protection and emergency services report indicating that there is an adequate supply of water for fire protection as required by section 903.2 of the latest adopted uniform fire code and that the existing water delivery facilities are sufficient to provide adequate fire protection. Also indicate planned emergency management facilities, number of stations and substations to meet required mileage radius. See Section 14-5-19.
6. Police service report indicating number of square feet for single-family, multi-family, commercial, industrial and hotel/casino uses, identification of any security measures proposed to be provided for the project by the applicant, and the distance from the site to where the nearest police services are provided, including facilities that are planned but not yet constructed. See Section 14-5-19
7. Educational services plan including the following:
 - h. A program for estimating the number of school age children (elementary through high school) which will live in the proposed development and the data that developers will provide in the biannual development agreement review regarding the current capacity of or need for the public schools that will provide educational services to the area and the existing and planned capacities of schools.
 - i. A site plan showing the size and location of school sites using the acreages and school capacity limits found in the development agreement. Plan will also indicate safe pedestrian routes for school children to and from residential areas, locations for school bus fleet yards, a description of siting for all school sites in the Conceptual map that will provide the safest location and access for students based on the roadway system, residential areas, commercial development and other complimentary and detrimental uses.
 - j. A letter of approval from the board of trustees of the Lincoln County School District.
 - k. A provision of service, acreages and siting meeting national standards per capita.

I.

8. Fiscal impact report providing an estimate of the economic benefit for Lincoln County including; Analysis of county tax base (all sources) on an annual basis based on proposed development up to 25 years. Description and analysis of the proposed development and outlined land uses and their relationship to county departments, workloads and the ability of expected revenues to sustain and expand public services/utilities for the term of the development agreement. The expected property tax revenues from the proposed development should be examined and analysis provided based on recent property tax limits.

1) General Fund Services such as Law Enforcement, Juvenile Probation, Adult Detention, Cooperative Extension, Judicial (District Attorney, Public Defender, District and Justice Courts), and General Government (Clerk/Registrar of Voters, Recorder, Treasurer, Grants, Auditor, Assessor, and Buildings and Grounds, Planning, Roads, Parks and Recreation, Public Works, Public Health, Surveyor, GIS, Information Technology, Emergency Management) as well as costs of construction and leasing of offices for additional public sector employees; 2) Museum and Library Funds includes operating costs for the Library Department; 3) Capital Projects Fund includes the costs of construction of a library, a police substation and a jail; and the 4) Hospital District Fund includes costs associated with construction and operation of a Community Clinic; 6) Regional Development Fund, and 7) Transportation Fund, and 8) Lincoln County School District budgets and funding.

- a. Public and private sector employment created by the proposal, both prior, during and after construction up to 25 years.
- b. Analysis of proposed GID's and other service districts not funded through the county general fund and the potential for unfunded services due to the tax cap rate.
- c. Projected analysis and impact for the Payment in Lieu of Taxes Program for Lincoln County and the change in those funds as a result of increased population.
- d. Analysis of early tax revenues for on site building material delivery, temporary housing facilities, personal and real property and the provision of commercial uses to serve early residents and workers of the area.
- e. Phasing plan and space analysis for operational work load for public facilities and services or sites requested by the county in the development agreement or required by this ordinance.
- f. Analysis of Golf Course acreage and recent tax changes on assessment. Should include details on proposed acreage for golf courses and tax rates reflected based on open space assessment and adjacent home values.
- g. Sales tax projections and implications for the county's guaranteed status of revenue. Should include an overview of all non-property taxes including but not limited to fuel taxes, gaming revenues, room taxes etc.

9. Traffic plan providing preliminary traffic information defining the number of vehicle trips generated, estimated by applying to the proposed project, the average trip rates for the peak days and hours established by the Institute of Transportation Engineers or its successor, the effects of the traffic expected on the streets, roads and highways, and proposed mitigation measures considered by the petitioner to be adequate to alleviate any adverse traffic impacts
10. The report should address the relationship to the streets and highways plan and shall include proposed locations for traffic signal improvements both on and off-site, and any special striping detail to be included in the area, not otherwise considered standard by AASHTO. Report on the number of commuters/distances driven expected to serve this during and after project completion (workforce) and their impacts on adjacent roadways. This report will also describe facilities for mass transit, pedestrians, school crossing corridors and bicycle usage/storage.
11. Pedestrian Plan- the following elements must be outlined and provided as part of the application process;

Sidewalks and meandering pathways will be within street rights of ways and throughout interior portions of the project to provide connections between the residential villages, parks, schools, open space and non-residential areas.
12. Right of way report delineating public and private right of way dedication and the existing and planned capacities of roads considered by the petitioner to be adequate to alleviate access and traffic circulation impacts (must include trip generation projections for each project). This report will illustrate this plan's conformity to the adjacent properties as well as the overall Toquop Planning Area transportation study.
13. Entry plan providing sketches of proposed project entries showing walls, signage, lighting and other character features. Will also include any prohibitions on materials, lighting and orientation to streetscape and adjacent residential areas.
14. Technical drainage study for parcels included in each development agreement and their relationship to overall drainage for the entire Toquop Area, including preliminary drainage information defining how the petitioner will drain and flood protect the proposed land and proposed mitigation measures considered by the petitioner to be adequate to alleviate flood control and drainage impacts on upstream and downstream properties resulting from the proposal. They should show the increase in quantity of storm water runoff generated, estimated by using standard hydrologic methods. Mitigation of any potential impacts to the Virgin River shall also be included in the drainage study. Mitigation standards of the Nevada department of environmental protection (NDEP) shall be used, as well as any stipulated requirements in the final MSHCP and EA.
15. Landscape plan indicating landscaped areas in relation to property lines, pavement, streets, and buildings; the common name, botanical name, size, number and location of existing and proposed plant materials and nonliving ground cover (see Appendix A "Trees for Tomorrow" reference water features, irrigating techniques, fences and retaining walls; total landscape area in square feet, with amount of turf separately listed; grading to show retention of precipitation when possible, including any golf courses.
16. Utility plan indicating dry utilities and proposed utility corridors throughout the

PUD. Plan shall also address the locations for communication facilities and the ability to co-locate future facilities at build out that will serve multiple forms of communications for the Toquop Township Planning Area. Power, tele-communications, natural gas and solid waste provisions will be provided in this report.

17. Proposed covenants, conditions, and restrictions (CC&R's) to be placed upon each neighborhood and project builder and an explanation of how homeowners' associations will be set up and the types of items to be restricted.
18. Description of Village themes for each area; A neighborhood theme will be identified for the area that illustrates the rural and natural setting, natural features/wildlife habitat and open space or other unique attributes to the site. The developer shall identify such a theme for all distinct development areas including; architectural vernacular, landscape concept and theme, streetscape concept, signage and monuments, entries, wall and fence concept and project lighting.

19.

20. Conservation Plan- The master developer shall submit a report that outlines policies of support for conservation within and adjacent to the project area and the maintenance of undeveloped areas. Such a report will outline plans and programs that enhance wildlife habitat, promote storm water practices in conjunction with open spaces, support transit and pathway systems, promote energy efficient designs, promote water conservation, and preserve slopes, drainages and other sensitive natural features.

21. Social services report

- a. An analysis of facilities and amenities to be provided catering to the needs of a targeted population for each village type. This may include but not be limited to: health care sites, senior centers, transportation centers, fitness centers, community centers, trails, and recreation facilities and parks for variety of ages.